

STAFF REPORT

Meeting Date: December 12, 2003

Agenda Item 10

LAFCO CASE NAME & NO.

LAFCO 03-16 Camarillo Sanitary District Annexation – Wisuri -
(Parcels A – C)

PROPOSAL:

The proposal includes the annexation of eight lots and a portion of Loma Drive into the Camarillo Sanitary District for sanitary services.

SIZE:

Parcel A: Three lots; approximately 1.52 acres
Parcel B: Three lots and a portion of Loma Drive;
approximately 32,500 square feet.
Parcel C: Two lots; approximately 20,500 square feet.

Total Area: Approximately 2.7 acres

LOCATION:

The proposal areas are north of Las Posas Road in the Camarillo area. Three lots are west of Loma Drive, and five lots are east of Loma Drive. The lots are in the unincorporated area of Ventura County and in the City of Camarillo's Sphere of Influence and Camarillo Sanitary District's Sphere of Influence.

ASSESSOR'S PARCEL INFORMATION:

<u>APN</u>	<u>ADDRESS</u>	<u>OWNER(S)</u>
153-0-051-255	324 Paradise Circle	Sauceda/Folk
153-0-051-285	325 Loma Drive	St. Amanda
153-0-051-305	359 Loma Drive	Awrey
153-0-051-315	375 Loma Drive	Averill
153-0-051-325	391 Loma Drive	Romines
153-0-090-245	286 Loma Drive	Wisuri
153-0-100-055	304 Loma Drive	Wisuri
153-0-100-065	324 Loma Drive	Root

COMMISSIONERS AND STAFF

COUNTY: Steve Bennett Kathy Long <i>Alternate:</i> Linda Parks	CITY: John Zaragoza, Vice Chair Evaristo Barajas <i>Alternate:</i> Don Waunch	SPECIAL DISTRICT: Jack Curtis Dick Richardson <i>Alternate:</i> Ted Grandsen	PUBLIC: Louis Cunningham, Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER: Everett Millais	SENIOR PLANNER: Hollie Brunsky	CLERK: Debbie Schubert	LEGAL COUNSEL: Noel Klebaum

PROPONENT: Camarillo Sanitary District, by Resolution

NOTICE: This matter has been noticed as a public hearing prescribed by law.

RECOMMENDATIONS:

1. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Camarillo Sanitary District as lead agency, dated September 18, 2003, and determine that the proposal is exempt under Section 15319(a) of the CEQA Guidelines.
2. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by Ventura LAFCO as lead agency, dated December 12, 2003, and approve the determination that the additional lots (APN's 153-0-051-265 and 153-0-100-155) recommended to be included as part of LAFCO 03-16 are exempt under Section 15319(a) of the CEQA Guidelines for annexations of parcels with existing structures.
3. Modify the proposal to include the annexation of two lots referenced as APN's 153-0-051-265 and 153-0-100-155 and adopt the attached resolution (LAFCO 03-16) making determinations and approving the Camarillo Sanitary District Annexation (Parcels A – C) – Wisuri, which includes the eight lots submitted in the proposal by the Camarillo Sanitary District.

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	The individual lots are all developed with Single-Family residences.	County: R-1-10 (Residential, 10, 000 square foot minimum) City: N/A	County: Existing Community/ Urban Reserve Overlay City: Low Density Residential
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

The surrounding zoning for the County is R-1-10 and the City General Plan designation for the area is Low Density Residential. All the lots are in a single-family residential neighborhood. All lots are in the Sphere of Influence of the City of Camarillo.

C. Topography, Natural Features and Drainage

Each lot is relatively flat with a slope of approximately two - five percent. There are no significant land features on any of the sites.

D. Conformity with Plans

All lots are and will remain in the unincorporated area of the County of Ventura and are within the Camarillo Sanitary District's Sphere of Influence and the City of Camarillo's Sphere of Influence. The lots are located within the SOAR and CURB boundaries for the City of Camarillo.

Under LAFCO policies the City's General Plan takes precedence. The residential uses of all lots are consistent with the City of Camarillo's Low Density Residential General Plan designation.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

All lots are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses on the lots, nor any surrounding agricultural uses.

B. Open Space

The lots are not considered open space or located within a greenbelt.

3. Population:

According to the County of Ventura Registrar of Voters, there are 13 registered voters in the proposal area. As there are more than 12 registered voters, the proposal area is considered to be inhabited and protest proceedings are required for the proposal.

4. Services and Controls – Need, Cost, Adequacy and Availability:

A. Camarillo Sanitary District Services

Each lot is currently receiving service from the Camarillo Sanitary District. The proposals are to finalize agreements with the Camarillo Sanitary District to annex to the District for connection to service. No change to the service to any lot will result from annexation to the District.

B. Water

All lots are currently being served by the Pleasant Valley Mutual Water Company. No change in service is anticipated with the proposal.

C. Schools

N/A

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

6. Assessed Value, Tax Rates and Indebtedness:

The lots are presently within tax rate area 75005 (\$1.078097). Upon completion of this annexation the lots will be assigned to a new tax rate area, 75007 (\$1.078097).

The assessed land value of each lot per the 2003-2004 tax roll is:

APN:	153-0-051-255	\$	96,698
APN:	153-0-051-285	\$	21,035
APN:	153-0-051-305	\$	39,719
APN:	153-0-051-315	\$	16,912
APN:	153-0-051-325	\$	98,767
APN:	153-0-090-245	\$	21,982
APN:	153-0-100-055	\$	146,189
APN:	153-0-100-065	\$	186,804

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As the eight lots are already connected to the Camarillo Sanitary District facilities, the lots are already paying these user fees.

7. Environmental Impact of the Proposal:

The Camarillo Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines. This category exempts annexations of lots with existing structures that meet the CEQA guidelines Section 15303. The categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences.

8. Regional Housing Needs

The proposal is for an annexation of lots into the Camarillo Sanitary District. This proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent:

The landowners of the eight lots involved in the proposal submitted to LAFCO have given their written consent and have agreed to waive any protest by signing an agreement with the Camarillo Sanitary District that has been recorded with the County Recorder.

SPECIAL ANALYSIS:

Additional lots to be included

The current proposal as proposed by the Camarillo Sanitary District includes eight lots. If approved by the Commission as submitted, the proposal would leave two remainder lots as islands within the District's service boundaries.

The LAFCO Commissioner's Handbook, dated January 1, 2002, Section 3.1.3.4.(b)(iii), states that LAFCO discourages applications with boundaries that "create boundaries which result in islands...". There are two lots that would result in islands if not included in the proposal and are identified as APN 153-0-051-265 (308 Paradise Circle) and APN 153-0-100-155 (344 Loma Drive) (see Attachment 2). These two lots are not currently receiving any services from the District. During the application process, the District

surveyed the property owners of the two lots and received no response as to whether or not they wished to be included in the proposal. Hence, the District did not include them with their proposal to LAFCO. The lots are within the City of Camarillo's sphere of influence and the District's sphere of influence.

LAFCO staff is recommending, based on LAFCO policy, that these two lots be included with the proposal, LAFCO 03-16. A condition is proposed in the resolution that would require the District to submit maps and legal descriptions sufficient for filing that would include these two lots prior to the recordation of LAFCO 03-16.

There are three additional voters in the additional area to be included and the assessed land values of the lots are below:

APN: 153-0-051-265	\$ 106,938	(308 Paradise Circle, Schwanke)
APN: 153-0-100-155	\$ 101,554	(344 Loma Drive, Alexander)

For CEQA noticing purposes, LAFCO would be lead agency for the two additional lots. Staff recommends that the proposed inclusion of the additional two lots be found categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines. This category exempts annexations of parcels with existing structures that meet the CEQA guidelines Section 15303. The categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences.

Protest Proceedings

As the proposal submitted by the District has more than 12 registered voters, conducting authority protest proceedings are required for the proposal. The inclusion of the additional two lots does not modify that requirement. The addition of the two lots includes three additional voters and the owners of the two lots have not provided written consent to annex.

As a result of the protest proceeding requirement, all affected property owners and registered voters within 300 feet of the exterior boundaries of the proposal areas, including the exterior boundaries of the two additional lots, have received notice of the LAFCO hearing.

Authority to conduct the protest proceeding has been delegated to the LAFCO Executive Officer. The Executive Officer will schedule and notice the proceedings as required by law. The tentative date of the Protest Hearing is January 20, 2004. The Executive Officer must make findings regarding the value of any written protests filed and either terminate the proceedings or order the annexation.

ALTERNATIVE ACTIONS AVAILABLE:

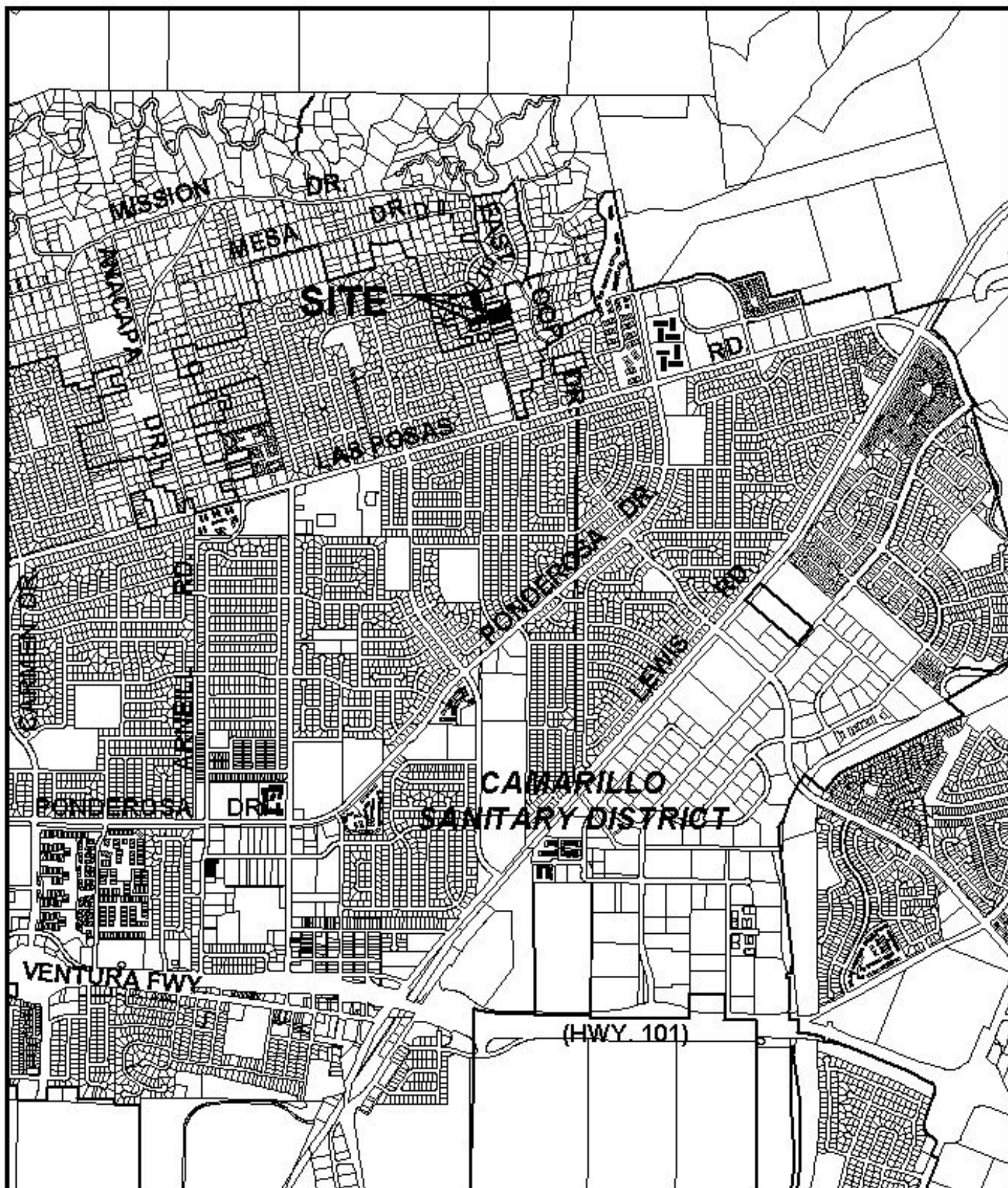
- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to approve the proposal as submitted, a motion to that effect should be adopted.
- C. If the Commission, following public testimony and review of materials submitted with this application wishes to deny this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

Hollee King Brunsky, AICP, Senior Planner

Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
 (2) Map of Additional Parcels to be included
 (3) LAFCO 03-16 Resolution



LEGEND



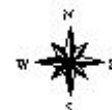
Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

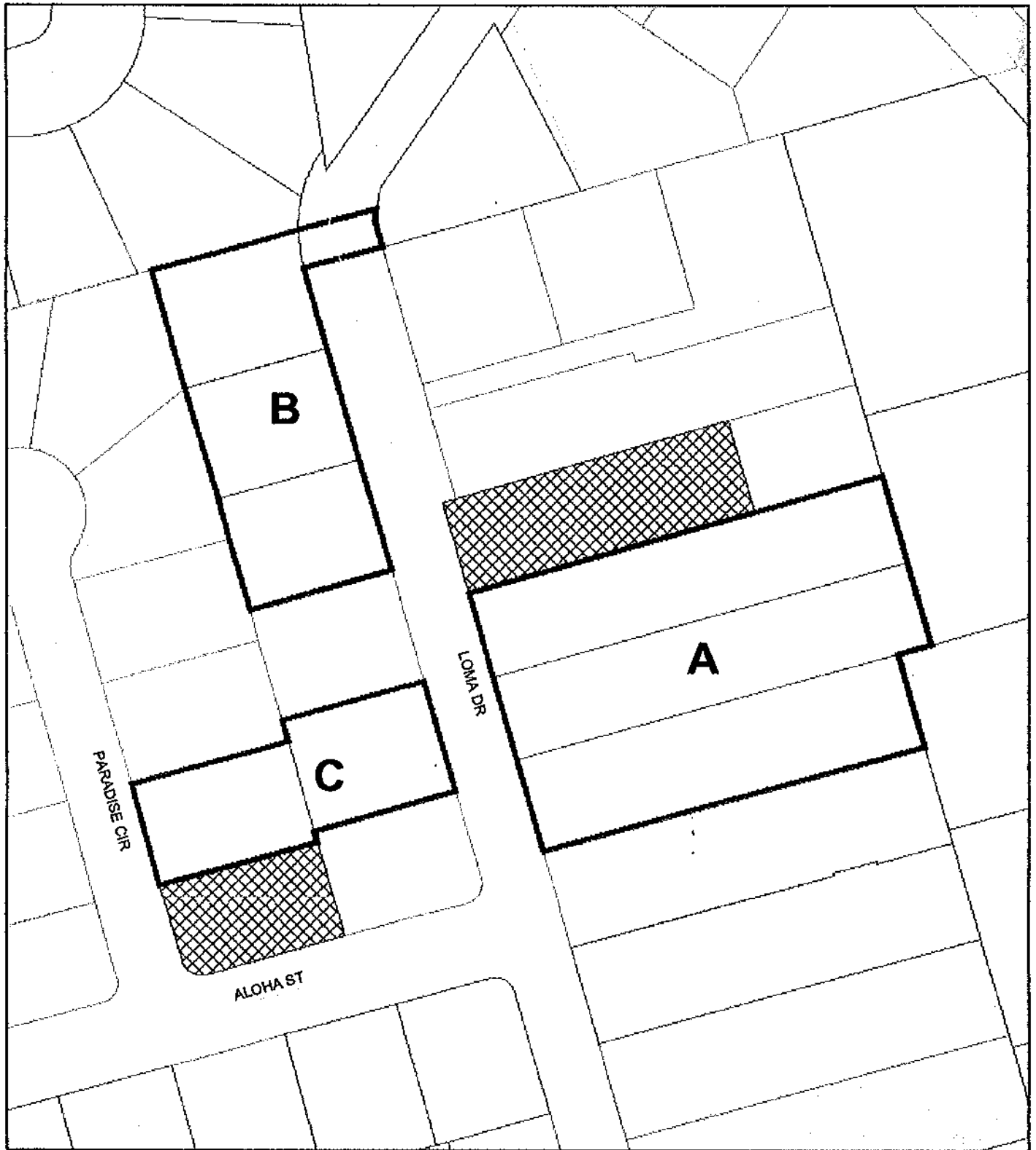
LAFCO 03-16

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION
WISURI
(CSD ANNEXATION NO. 2003-03)

1"= 2000'



Ventura LAFCO

Attachment 2: Additional Parcels to be included

Prepared by County of Ventura Information Systems Department GIS/Mapping

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Printed on : November 19, 2003



- LAFCO 03-16 Proposal
- Parcels to be Included with Proposal
- Parcels within Camarillo Sanitary District



0 50 100 Feet

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WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

LAFCO 03-16

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION WISURI (PARCELS A – C)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on December 12, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory has more than 12 registered voters and is considered inhabited; and

WHEREAS, not all property owners have consented to the proposal; and

WHEREAS, consistent with LAFCO policy and to avoid the creation of two "islands of territory" outside the Camarillo Sanitary District boundaries, the Commission, subject to conducting authority protest proceedings, desires to include two additional parcels (APN 153-0-051-265 (308 Paradise Circle) and APN 150-0-100-155 (344 Loma Drive) in the proposal, and

WHEREAS, the Local Agency Formation Commission finds the proposal, as modified, to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.

- (2) The proposal is hereby modified to include APN 153-0-051-265 (308 Paradise Circle) and APN 150-0-100-155 (344 Loma Drive), and the annexation as generally set forth in Exhibit A and attached hereto is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be inhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-16 - CAMARILLO SANITARY DISTRICT ANNEXATION WISURI (PARCELS A – C)**
- (5) The boundaries of the affected territory are approved and as generally set forth in Exhibit A attached hereto and made a part hereof, including APN 153-0-051-265 (308 Paradise Circle) and APN 150-0-100-155 (344 Loma Drive).
- (6) **This annexation proposal shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization are received by the LAFCO Executive Officer and the Executive Officer has received verification from the Ventura County Surveyor that all map checking and processing fees have been paid.**
- (7) The Commission has reviewed and considered the lead agency's determination and determines that the proposal is Categorically Exempt under Class 19(a), annexation of existing facilities, of the State CEQA Guidelines.
- (8) The Commission has reviewed, considered, and determined that the inclusion of two additional parcels into the proposal is Categorically Exempt under Class 19(a), annexation of existing facilities, of the State CEQA Guidelines.
- (9) The Commission directs staff to file a Notice of Exemption as prescribed under CEQA Guidelines Section 15062.
- (10) The Commission directs that conducting authority protest proceedings be scheduled, noticed and held in the manner prescribed in Government Code Sections 57000 to 57090, as not all landowners within the affected territory have given their written consent to the proposal.
- (11) The Executive Officer is hereby directed to conduct protest proceedings in accordance with Government Code Section 57050.

- (12) The Commission hereby delegates to the Executive Officer the authority to determine the amount of the protest pursuant to Government Code Section 57075 and to complete the annexation without an election if the amount of the protest is insufficient to require an election.

This resolution was adopted on December 12, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

03-16

EXHIBIT A

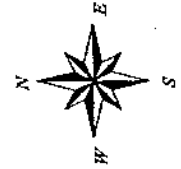
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jeff Karamant*

Date: *11/13/03*



PREPARED BY:
CAMARILLO SANITARY DISTRICT
CITY OF CAMARILLO
601 CARMEN DRIVE
CAMARILLO, CA 93011-0248
(805) 388-5382



* P.O.B. *
THE W'LY TERMINUS OF THE 2nd COURSE OF PCLE
OF THE LOMA-PARADISE-BEVERLY ANNEXATION

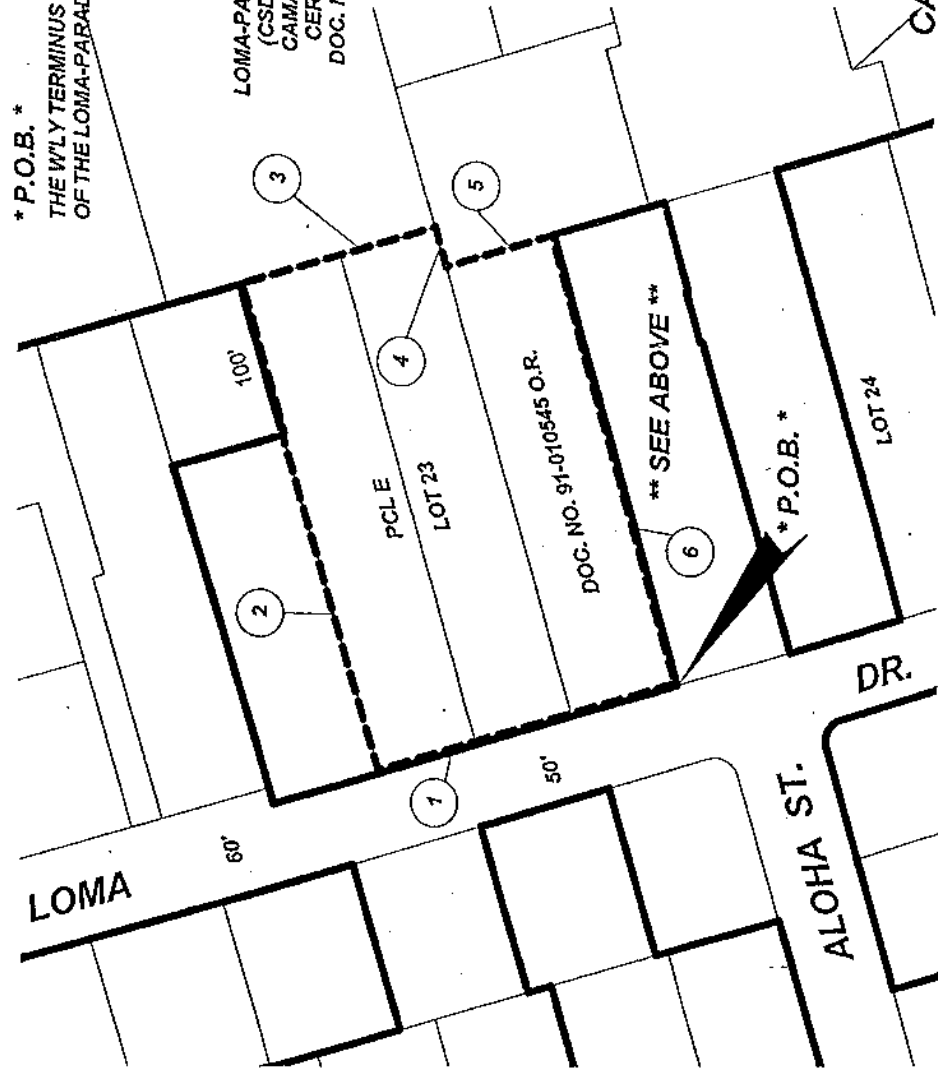
** SEE BELOW **
PARCEL E

LOMA-PARADISE-BEVERLY ANNEXATION
(CSD ANNEXATION NO. 2002-04)
CAMARILLO SANITARY DISTRICT
CERTIFICATE OF COMPLETION
DOC. NO. 2003-0184462 O.R. ~ 6/3/03

COURSES

- 1 - N 16°50'00" W 210.00'
- 2 - N 73°34'00" E 325.00'
- 3 - S 16°50'00" E 134.00'
- 4 - S 73°34'00" W 25.00'
- 5 - S 16°50'00" E 76.00'
- 6 - S 73°34'00" W 300.00'

1.52 ACRES



CAMARILLO SANITARY DISTRICT ANNEXATION
WISURI - PARCEL A
(CSD ANNEXATION NO. 2003-03)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

THOSE PORTIONS OF LOTS 23 AND 24 OF RESUBDIVISION OF PLEASANT VALLEY, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 16 MR. 33

JULY 10, 2003

SHEET 1 OF 1

03-16

CAMARILLO SANITARY DISTRICT ANNEXATION
WISURI – PARCEL A
(CSD ANNEXATION NO. 2003-03)

EXHIBIT A

Those portions of Lots 23 and 24 of Resubdivision of Pleasant Valley, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the office of the County Recorder of said County in Book 16, Page 33 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Loma Drive, 50.00 feet wide, said point being the southwesterly corner of the parcel described in the Individual Grant Deed recorded in the office of said County Recorder on January 28, 1991 as Document No. 91-010545 of Official Records, said point also being the westerly terminus of the 2nd course of Parcel E of the Loma-Paradise-Beverly Annexation (CSD Annexation No. 2002-04) to the Camarillo Sanitary District as described and shown in the Certificate of Completion recorded in the office of said County Recorder on June 3, 2003 as Document No. 2003-0184462 of Official Records; thence, along the existing Camarillo Sanitary District boundary and said easterly line of said Loma Drive,

- 1st - North 16°50'00" West 210.00 feet to the northwesterly corner of Parcel E of said Lot 23 of said Resubdivision of Pleasant Valley; thence, leaving said existing Camarillo Sanitary District boundary along the boundary of said Parcel E by the following two courses:
- 2nd - North 73°34'00" East 325.00 feet, at 225.00 feet begins said existing Camarillo Sanitary District boundary; thence, leaving said existing Camarillo Sanitary District boundary,
- 3rd - South 16°50'00" East 134.00 feet; thence,
- 4th - South 73°34'00" West 25.00 feet to the northeasterly corner of said parcel described in said Individual Grant Deed recorded in Document No. 91-010545 of Official Records; thence, along the boundary of said parcel by the following two courses:
- 5th - South 16°50'00" East 76.00 feet to said existing Camarillo Sanitary District boundary; thence, along said boundary
- 6th - South 73°34'00" West 300.00 feet to the point of beginning and containing 1.52 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Jell Ranshaw

Date:

11/13/03

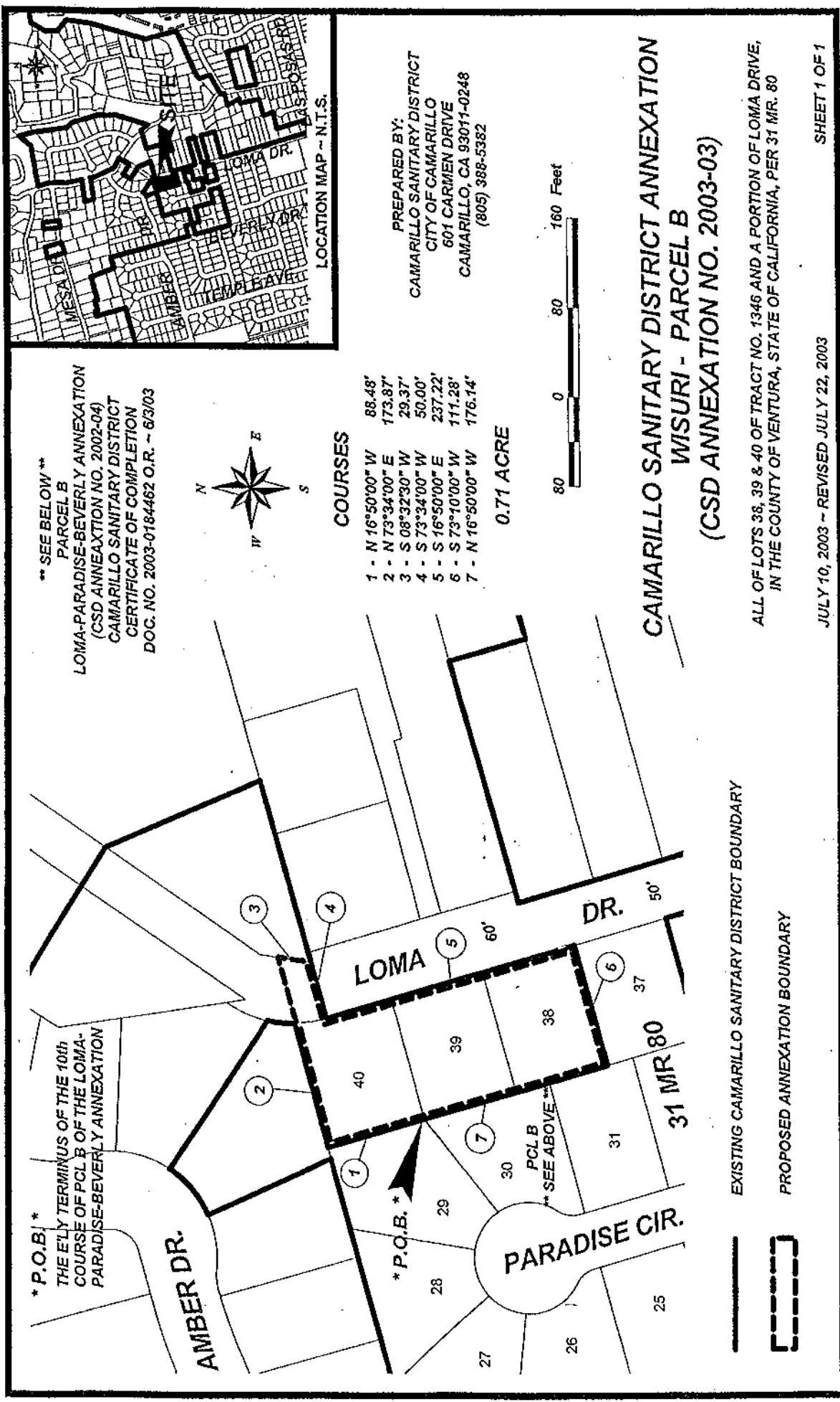
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Lambert*

Date: *11/13/03*

03-16

EXHIBIT A



** SEE BELOW **
 PARCEL B
 LOMA-PARADISE-BEVERLY ANNEXATION
 (CSD ANNEXATION NO. 2002-04)
 CAMARILLO SANITARY DISTRICT
 CERTIFICATE OF COMPLETION
 DOC. NO. 2003-0184462 O.R. - 6/3/03

COURSES

- 1 - N 16°50'00" W 88.48'
- 2 - N 73°34'00" E 173.87'
- 3 - S 08°32'30" W 29.37'
- 4 - S 73°34'00" W 50.00'
- 5 - S 16°50'00" E 237.22'
- 6 - S 73°10'00" W 111.28'
- 7 - N 16°50'00" W 176.14'

0.71 ACRE

PREPARED BY:
 CAMARILLO SANITARY DISTRICT
 CITY OF CAMARILLO
 601 CARMEN DRIVE
 CAMARILLO, CA 93011-0248
 (805) 388-5382

CAMARILLO SANITARY DISTRICT ANNEXATION
 WISURI - PARCEL B
 (CSD ANNEXATION NO. 2003-03)

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY

PROPOSED ANNEXATION BOUNDARY

ALL OF LOTS 38, 39 & 40 OF TRACT NO. 1346 AND A PORTION OF LOMA DRIVE,
 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 31 MR. 80

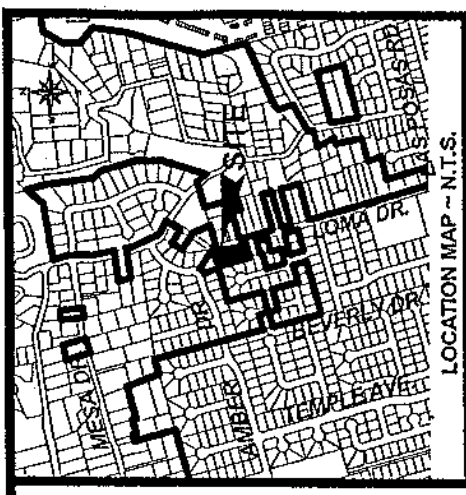


EXHIBIT A

**CAMARILLO SANITARY DISTRICT ANNEXATION
WISURI – PARCEL B
(CSD ANNEXATION NO. 2003-03)**

03-16

All of Lots 38, 39 and 40 of Tract No. 1346 and a portion of Loma Drive, in the County of Ventura, State of California, as said Lots & Drive are shown on the map recorded in the office of the County Recorder of said County in Book 31, Page 80 of Miscellaneous Records, described as follows:

Beginning at the southwesterly corner of said Lot 40, said point also being the easterly terminus of the 10th course of Parcel B of the Loma-Paradise-Beverly Annexation (CSD Annexation No. 2002-04) to the Camarillo Sanitary District as described and shown in the Certificate of Completion recorded in the office of said County Recorder on June 3, 2003 as Document No. 2003-0184462 of Official Records; thence, along the existing boundary of said Camarillo Sanitary District and along the boundary of said Lot 33 by the following two courses:

- 1st - North 16°50'00" West 88.48 feet; thence,
- 2nd - North 73°34'00" East 173.87 feet to the easterly line of Loma Drive; thence, along said easterly line,
- 3rd - South 8°32'30" West 29.37 feet to the existing Camarillo Sanitary District boundary; thence, along said existing boundary by the following four courses:
- 4th - South 73°34'00" West 50.00 feet to the westerly line of Loma Drive, 60.00 feet wide, and the easterly line of said Lot 40; thence, along said westerly line of said Loma Drive,
- 5th - South 16°50'00" East 237.22 feet to the southeasterly corner of said Lot 38 of said Tract No. 1346; thence, along the boundary of said Lot 38 by the following two courses:
- 6th - South 73°10'00" West 111.28 feet; thence,
- 7th - North 16°50'00" West 176.14 feet to the point of beginning and containing 0.71 acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jell Rantner*

Date: *11/13/03*

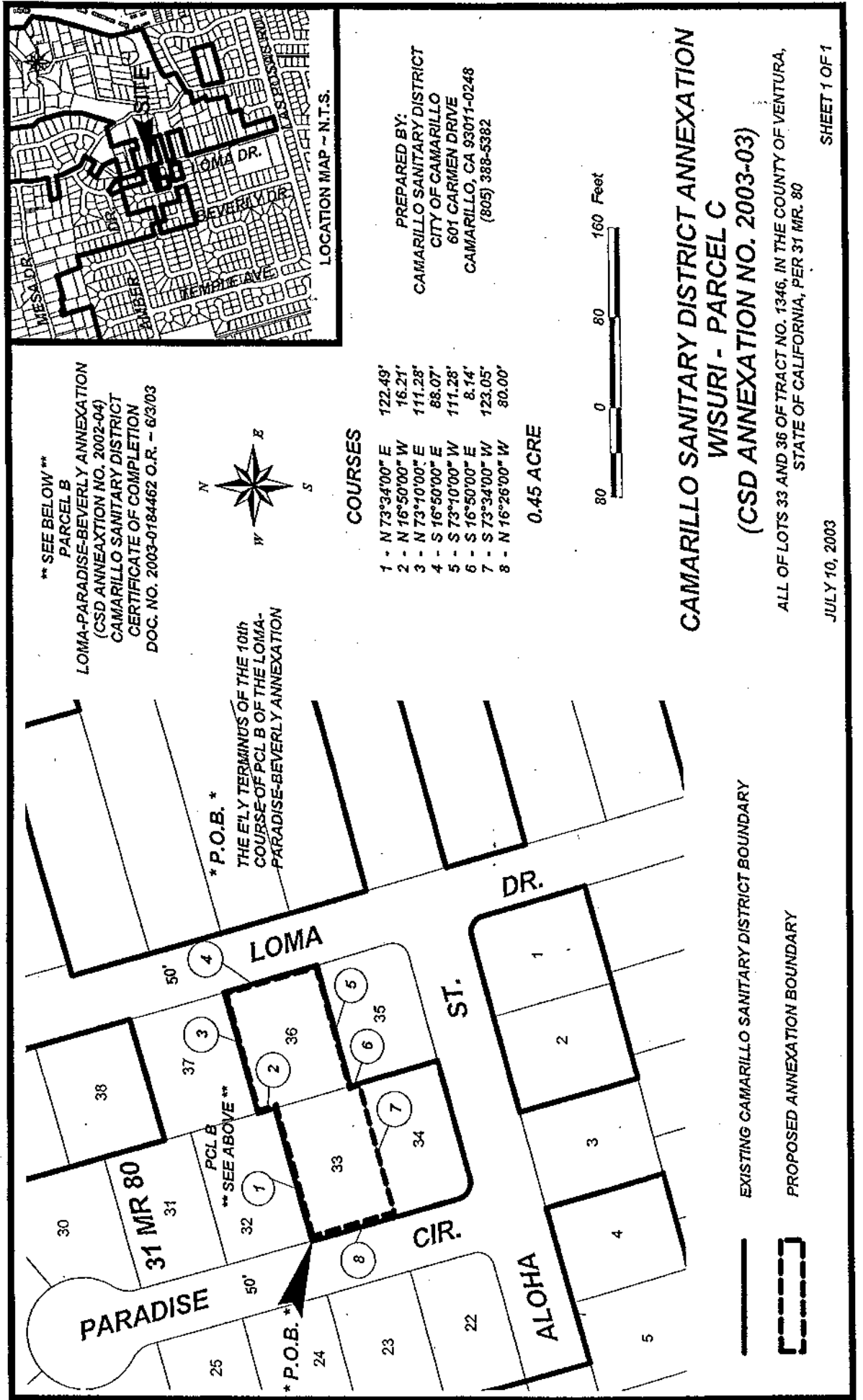
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Lawrence*

Date: 11/13/03

03-16

EXHIBIT A



03-16

**CAMARILLO SANITARY DISTRICT ANNEXATION
WISURI - PARCEL C
(CSD ANNEXATION NO. 2003-03)**

EXHIBIT A

All of Lots 33 and 36 of Tract No. 1346, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the office of the County Recorder of said County in Book 31, Page 80 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Paradise Circle, 50.00 feet wide, said point being the northwesterly corner of said Lot 33, said point also being the westerly terminus of the 6th course of Parcel B of the Loma-Paradise-Beverly Annexation (CSD Annexation No. 2002-04) to the Camarillo Sanitary District, as described and shown in the Certificate of Completion recorded in the office of said County Recorder on June 3, 2003 as Document No. 2003-0184462 of Official Records; thence, along the existing boundary of said Camarillo Sanitary District by the following six courses and along the boundary of said Lots 33 and 36 by the following eight courses:

- 1st - North 73°34'00" East 122.49 feet; thence,
- 2nd - North 16°50'00" West 16.21 feet; thence,
- 3rd - North 73°10'00" East 111.28 feet to the westerly line of Loma Drive, 50.00 feet wide; thence, along said westerly line,
- 4th - South 16°50'00" East 88.07 feet; thence,
- 5th - South 73°10'00" West 111.28 feet; thence,
- 6th - South 16°50'00" East 8.14 feet; thence, leaving said existing boundary of said Camarillo Sanitary District,
- 7th - South 73°34'00" West 123.05 feet to said easterly line of said Paradise Circle, said easterly also being the existing boundary of said Camarillo Sanitary District; thence, along said easterly line and existing boundary,
- 8th - North 16°26'00" West 80.00 feet to the point of beginning and containing 0.45 acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Date:

9/13/03